

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-31277 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION:

APPROVAL

ZON-31277 - Staff Report Page One
January 8, 2009 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for Rezoning from R-1 (Single Family Residential) to C-V (Civic) on .76 acres at 190 and 194 Upland Boulevard. There is an associated request for a General Plan Amendment (GPA-31296) from L (Low Density Residential) to PF (Public Facilities). The proposed Rezoning conforms to the proposed PF (Public Facilities) land use designation; therefore, staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
c. 1962	Charleston Heights Tract 31A constructed.
c. 1963	Fire station constructed.
<i>Related Building Permits/Business Licenses</i>	
There are no related building permits or business licenses.	
<i>Pre-Application Meeting</i>	
A pre-application meeting was not held, nor was one requested.	
<i>Neighborhood Meeting</i>	
12/09/08	<p>A neighborhood meeting was held on Monday, December 9th at 5:35 PM at the Mirabelli Community Center located at 6200 Hargrove Ave Las Vegas. Three area residents attended the meeting along with one staff member from the Ward 1 City Council office and one member of the Planning and Development staff.</p> <p>Individual presentations were given to each of the members of the public, explaining the need for the corrective zoning actions for the subject property. No issues with the proposed action were raised. The residents in attendance had questions as to whether or not an additional fire station would be constructed in Ward 1. Other general questions were raised that were unrelated to the proposed action. Residents asked that copies of the maps presented at the meeting be emailed to them; the maps were sent out on 12/10/08.</p>
<i>Field Check</i>	
12/04/08	A field check was performed by staff at the subject property. Staff found 190 Upland Boulevard to be in use as a city fire station and 194 Upland Boulevard to be a parking lot.

ZON-31277 - Staff Report Page Two
January 8, 2009 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	.76

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Parking lot	L (Low Density Residential)	R-1 (Single Family Residential)
North	Office	SC (Service Commercial)	P-R (Professional Office and Parking)
South	Single-Family Homes	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single-Family Homes	L (Low Density Residential)	R-1 (Single Family Residential)
West	Office	SC (Service Commercial)	P-R (Professional Office and Parking)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
C-V Civic District	X		Y*
A-O Airport Overlay District (175 Feet)	X		Y**
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

* Pursuant to Title 19.06.010, the development standards for a project in a C-V (Civic) District shall be established by the C-V (Civic) District approval and any corresponding Site Development Plan Review approval under Subchapter 19.18.050. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. Any future development will require review for determination of appropriate standards.

** The subject property is located within the North Las Vegas Airport Overlay Map within the 175-foot height limitation contour. None of the buildings on the subject property extend beyond this limitation.

ZON-31277 - Staff Report Page Three
January 8, 2009 - Planning Commission Meeting

ANALYSIS

The applicant is requesting Rezoning from R-1 (Single Family Residential) to C-V (Civic). The parcels currently house an existing fire station and overflow parking area for the fire station. The Subject site is located within the Southeast Sector of the General Plan. A companion General Plan Amendment (GPA-31296), if approved, would change the land use designation from L (Low Density Residential) to PF (Public Facilities) on a .14 acre portion of the site. The remainder of the site has already been designated PF (Public Facilities). The current and anticipated use of this property are appropriate public purposes and the C-V (Civic) zoning district is compatible with the existing residential and office developments in the area; therefore, staff is in support of this request.

- **Zoning**

The PF (Public Facilities) General Plan category allows large governmental building sites and complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities and other uses considered public or semi-public such as libraries and public utility facilities.

The C-V (Civic) district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities.

In addition, the C-V (Civic) district may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V (Civic) district is consistent with the PF (Public Facilities) category of the General Plan.

- **Title 19.06 Special Purpose and Overlay Districts**

As listed in Title 19.06.020, the C-V (Civic) district is intended to provide for the continuation of existing public uses and for the development of new municipal services and public utility facilities. The C-V district is also intended to provide for additional quasi-public uses which are operated or controlled by a recognized religious service organization.

The minimum development standards for property in the C-V (Civic) district shall be established by the City Council in connection with the approval of a Rezoning application or administratively in connection with the approval of a Site Development Plan Review. The proposed standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. Any future development of the site will require a Site Development Plan Review.

ZON-31277 - Staff Report Page Four
January 8, 2009 - Planning Commission Meeting

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. “The proposal conforms to the General Plan.”

The proposed C-V (Civic) zone is consistent with the existing and proposed PF (Public Facilities) General Plan designation for the subject site. The existing fire station is a permitted use in the C-V (Civic) zone.

2. “The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”

The majority of the subject site has been in use since 1963 as a fire station, existing harmoniously with the surrounding area. Any future development will be subject to a Site Development Plan Review.

3. “Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”

The Rezoning is appropriate to bring the existing fire station use into conformance with Title 19 as it is a permitted use with the C-V (Civic) district.

4. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”

The site is accessed via two driveways onto Upland Boulevard, which has been designated an 80-foot Local Collector Street by the Master Plan of Streets and Highways, and is more than adequate to meet the needs of the existing use or other similar uses allowed by the C-V (Civic) zoning category.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

18

ASSEMBLY DISTRICT 3

SENATE DISTRICT 3

NOTICES MAILED 239

ZON-31277 - Staff Report Page Five
January 8, 2009 - Planning Commission Meeting

APPROVALS 0

PROTESTS 0